

TRANSFER
TAX
PAID

41-96-2

WARRANTY DEED

008441

MRE REALTY, now known as M & E Realty Co., a Maine Partnership, of 325A Kennedy Memorial Drive, Waterville, County of Kennebec and State of Maine for consideration paid, grants to MAINE EYE CARE ASSOCIATES, P.A., of 325A Kennedy Memorial Drive, Waterville, County of Kennebec and State of Maine with **WARRANTY COVENANTS** the land in ~~Waterville~~, County of Kennebec and State of Maine, bounded and described as follows, to wit:

The Unit known as Unit No. 2 in the Kennedy Memorial Drive Medical Office Condominium No. 1, located in Waterville, Kennebec County, State of Maine, as more fully appears by a Survey Plan by K & K Land Surveyors, Inc. dated February 10, 1982 and identified as Condominium Survey of Kennedy Memorial Drive Medical Office Condominium No. 1, duly recorded in the Kennebec County Registry of Deeds, File D-82020, and specific reference is made to Kennedy Memorial Drive Medical Office Condominium No. 1 Declaration under the Unit Ownership Act of the Revised Statutes of the State of Maine as amended, Title 33, Section 560, et seq., which Declaration is filed in the Kennebec County Registry of Deeds, Book 2455, Page 170, to which reference is hereby made and the same is incorporated by reference herein.

Being the same real estate conveyed to MRE Realty by DHT&L Partners by Warranty Deed dated March 2, 1982 recorded in the Kennebec County Registry of Deeds in Book 2455, Page 269.

Reference is also made to floor plans by Webster, Baldwin, Day, Rohman, Architects, dated February 17, 1982, duly filed with said Registry of Deeds in File D-82019, to which reference is made and the same is incorporated by reference herein.

Said Units are conveyed together with:

1. An undivided 19.6% percentage interest in the common areas and facilities of the condominium as described in the Declaration attributable to the Unit.
2. An easement for the continuance of all encroachments by the Units on any adjoining units or common areas and facilities existing as a result of construction of the building or which may come into existence hereafter as a result of settling or shifting of building, or as a result of repair or restoration of the building or of the Units, after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors.
3. An easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines and other common areas and facilities located in any of the other units or elsewhere on the property and serving the unit.
4. All rights and easements in common with other unit owners as described in the Declaration, including the description of property attached as Appendix 1 to the Declaration.

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Said unit is conveyed subject to:

1. All easements and encumbrances contained in the Declaration, including but not limited to the description of property attached as Appendix 1 to the Declaration.
2. Easements in favor of adjoining units and in favor of the common areas and facilities for the continuance of all encroachments of such adjoining units or common areas and facilities on the units, now existing as a result of construction of the building, or which may come into existence hereafter as a result of the settling or shifting of the building, or as a result of repair or restoration of the building or of any adjoining unit or of the common areas and facilities after damage or destruction by fire or other casualty or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the common areas and facilities made by or with the consent of the Board of Directors.
3. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines and other common areas and facilities located in the units or elsewhere on the property and serving such other units.
4. The provisions of the Declaration and appendices thereto, bylaws and floor plans of Kennedy Memorial Drive Medical Office Condominium No. 1 recorded simultaneously with and as part of the Declaration, as the same may be amended from time to time by instrument recorded in the Kennebec County Registry of Deeds, which shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the units, his family servants and visitors, as if those provisions were recited and stipulated at length herein.

IN WITNESS WHEREOF, MRE Realty, n/k/a M & E Realty Co. has caused this deed to be executed by John E. Macklin and Edmund D. Ervin, its Partners thereunto duly authorized, this 24th day of April, 2000.

MRE REALTY, n/k/a
M & E Realty Co.

By: John E. Macklin
John E. Macklin, Partner

By: Edmund D. Ervin
Edmund D. Ervin, Partner

John E. Macklin
WITNESS
Edmund D. Ervin
WITNESS

STATE OF MAINE
Kennebec, ss.

April 24, 2000

Then personally appeared the above-named John E. Macklin and Edmund D. Ervin, Partners of MRE REALTY, n/k/a M & E Realty Co. and acknowledged the foregoing instrument to be their free act and deed in their capacity and the free act and deed of MRE Realty, n/k/a M & E Realty Co.

Before me,

RECEIVED KENNEBEC SS.
2000 APR 24 PM 3:02

James M. LaLiberty
Attorney-at-Law

mrewd4-00

ATTEST: Theresa B. Brown
REGISTER OF DEEDS